

THIS INSTRUMENT PREPARED BY:

James J. Odom, Jr.

P.O. Box 11244

Birmingham, AL 35202-1244

SEND TAX NOTICE TO:

Roy Martin Construction, Inc.

P. O. Box 9

Pelham, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of One Hundred Ninety-three Thousand Four Hundred Eighty and No/100 Dollars (\$193,480.00) and other good and valuable consideration, to the undersigned grantor, Douglas H. Ballard, Sr. and wife, Betty Ballard, in hand paid by Roy Martin Construction, Inc., the receipt whereof is hereby acknowledged, the said Douglas H. Ballard, Sr. and wife, Betty Ballard (referred to herein as "Grantor"), do by these presents, grant, bargain, sell and convey unto the said Roy Martin Construction, Inc. (herein referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permits to Alabama Power Company as shown by instrument recorded in Deed 121, Page 191, and Deed 154, Page 423; (3) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 122, Page 333; Deed 325, Page 546; and Real 45, Page 210, in said Probate Office.

Douglas H. Ballard, Sr. (record title holder to Parcel I herein) and Douglas H. Ballard (record title holder to Parcels II and III herein) are one and the same person.

\$193,480.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And said Douglas H. Ballard, Sr. and wife, Betty Ballard, do for themselves, their heirs and assigns, covenant with said Roy Martin Construction, Inc., its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they

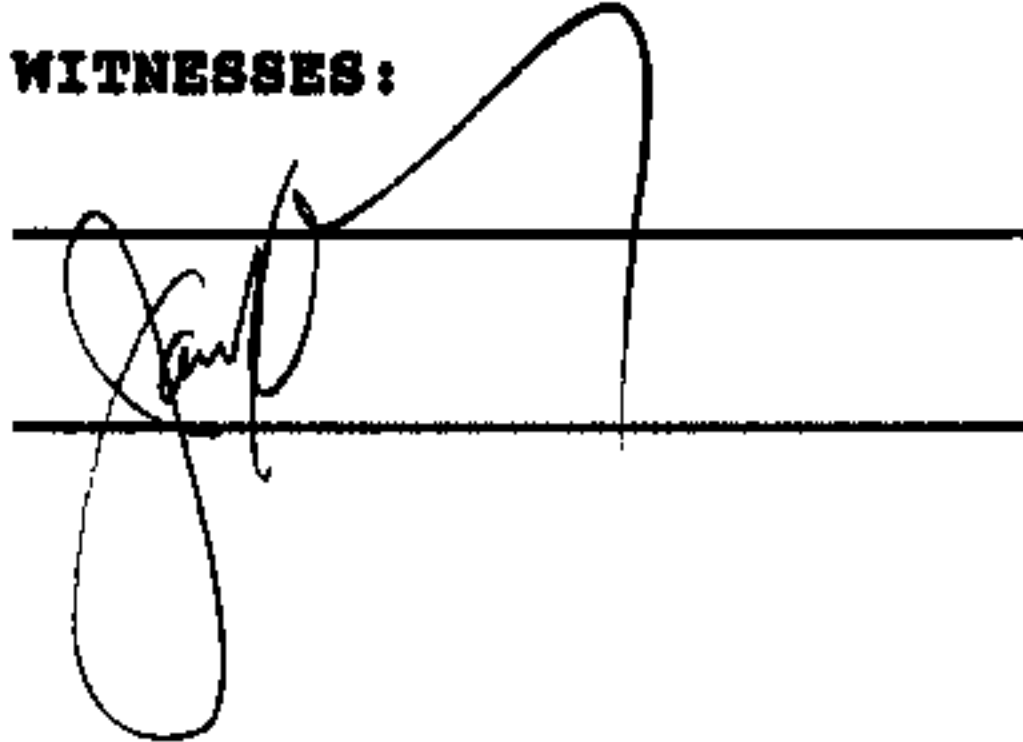
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SHELBY COUNTY JUDGE OF PROBATE
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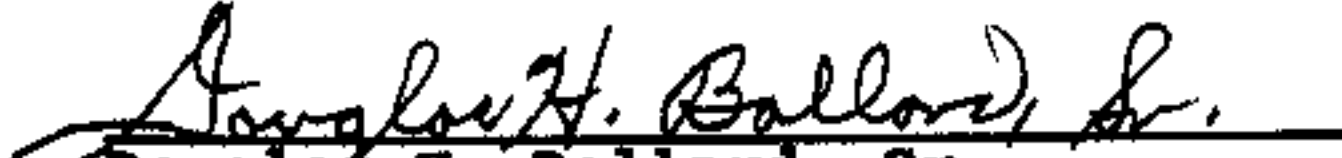
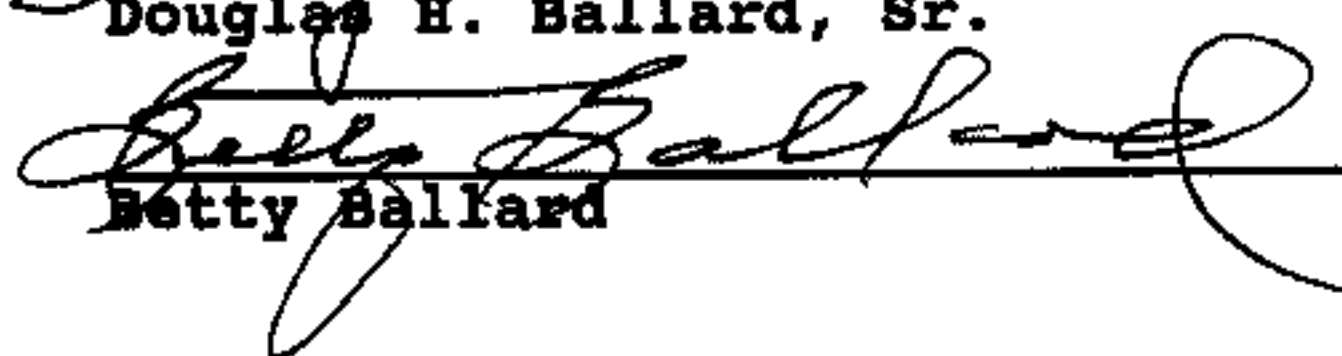
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have a good right to sell and convey the same as aforesaid; that they will and their heirs and assigns shall, warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the 17th day of March, 1993.

WITNESSES:





Douglas H. Ballard, Sr.

Betty Ballard

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas H. Ballard, Sr. and wife, Betty Ballard, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 17th day of March, 1993.


Notary Public

My Commission Expires: MY COMMISSION EXPIRES FEBRUARY 2, 1995

EXHIBIT "A"

PARCEL I:

A parcel of land situated in the South 1/2 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 27, Township 21 South, Range 3 West described as follows:

Begin at the Southeast Corner of the S.E. 1/4 of the N.E. 1/4 of Section 27, Township 21 South, Range 3 West, being on the westerly boundary of Park Forest Subdivision 3rd Sector, as recorded in Map Book 16, Page 101, in the Probate Office of Shelby County, Alabama, and run northerly along the west line of said subdivision and an extension thereof 1321.18'; thence 89°41'20" left and run westerly 1938.49' to the Northwest corner of the E 1/2 of the S.W. 1/4 of the N.E. 1/4; thence 91°28'51" left and run south along the west line of said 1/2-1/4-1/4 section line 1314.77' to the Southwest corner of said 1/2-1/4-1/4 section; thence 88°18'53" left and run east along the 1/2 mile line of said section 27 for 1437.52'; thence 100°44'05" right and run southerly 87.91'; thence 51°40'13" left and run southeasterly for 449.29'; thence 49°03'52" left and run easterly 200.01' to the west line of Park Forest Subdivision 4th Sector (not yet recorded); thence 90°30'56" left and run northerly along the west line of said subdivision 425.80' to the Point of Beginning.

PARCEL II:

A parcel of land in the SE 1/4 of the NW 1/4 of Section 26, Township 21 South, Range 3 West described as follows:

Begin at the NW corner of the SE 1/4 of the NW 1/4 of Section 26, Township 21 South, Range 3 West, and run east along the north line thereof 1326.08 feet, to the northeast corner of the 1/4-1/4 section; thence 87°29'17" right and run south along the east line of said 1/4-1/4 section 228.06 feet, to the north line of Lot 42 of Park Forest Subdivision, First Sector, as recorded in Map Book 7, Page 155, in the Probate Office of Shelby County, Alabama; thence 89°54'54" right and run westerly along the north line of said subdivision 292.60 feet; thence 72°00' left and continue southwesterly along the north boundary of said subdivision 407.81 feet; thence 9°53' right and continue along said subdivision 68.73 feet; thence 26°23'50" right and continue along said subdivision 246.42 feet; thence 16°30'55" right and continue along said subdivision 76.71 feet; thence 110°58'45" right and run northerly along said subdivision 450 feet; thence 89°33'20" left and continue westerly along said subdivision 465 feet; thence 90°26'40" left and continue southerly along said subdivision 200 feet; thence 90°26'40" right and continue westerly along the north line of said subdivision 180 feet, to the northwest corner of Lot 24 of said subdivision; thence 91°00'53" right for 631.99 feet, to the point of beginning.

PARCEL III:

A parcel of land situated in the SW 1/4 of the NW 1/4 of Section 26, Township 21 South, Range 3 West, described as follows:

Commence at the Southwest corner of the S.W. 1/4 of the N.W. 1/4 of Section 26, Township 21 South, Range 3 West, being on the westerly boundary of Park Forest Subdivision, 3rd Sector as recorded in Map Book 16, Page 101, in the Probate Office of Shelby County, Alabama, and run northerly along the westerly boundary of said subdivision 500.21'; thence 90°00' right and run easterly along the northerly boundary of said subdivision 236.27'; thence 90°00' right and run southerly 25.11'; thence 88°44'58" left and run easterly along said northerly boundary of said subdivision for 180.69'; thence 91°15'02" left and run 404.47'; thence 66°55'52" right and run northeasterly along said northerly boundary for 67.68'; thence 25°40'25" right and run easterly for 300.00'; thence 22°14'05" right and run southeasterly along said northerly boundary for 97.08'; thence 26°31'20" right and run southeasterly for 118.14'; thence 39°53'20" right and run southerly along said northerly boundary of said subdivision for 315.27'; thence 89°33'20" left and run easterly along the northerly boundary of said subdivision and an extension thereof for 152.81' to a point on the northerly boundary of Park Forest Subdivision First Sector as recorded in Map Book 7, Page 155 in the Probate Office of Shelby County, Alabama; thence 90°58'26" left and run northerly along the boundary of last said subdivision for 230.00'; thence 90°26'40" right and run easterly along the boundary of last said subdivision for 240.00'; thence 88°59'07" left and run northerly for 631.99' to the N.E. corner of the S.W. 1/4 of the N.W. 1/4 of said Section 26; thence 90°58'15" left and run westerly for 1353.80'; thence 91°12'35" left and run southerly for 820.97' to the Point of Beginning.

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